

Highlands Newspaper

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Thursday, Sept. 26, 2019

Short-term rentals in Highlands' sights

The short-term rental issue boils down to two things: individual property rights and community property rights. And therein lies the rub.

Vacation rentals have been a part of the Highlands accommodation industry for decades. Many second-home owners rent out their homes when not in use and there are pros to this scenario. Otherwise vacant neighborhoods are occupied throughout the year which means there aren't streets

of dark houses anymore and the owners make money on their investment.

Sort of a win-win.

With the rise of Vacation Rental by Owner (VRBO) and AirBnB, the business of vacation rentals has skyrocketed. But with the sanctity of Highlands neighborhoods under fire, Mayor Pat Taylor has initiated an in-depth discussion on the short-term rental business.

At Thursday night's Town

Board meeting he brought up several discussion points:

The preservation of the quality of life in residential neighborhoods, the prevention of the "motelization" of neighborhoods, what rights do municipalities have to regulate the industry, do short-term rentals hurt the long-term rental industry, how do ordinances in Highlands' residentially zoned neighborhoods – R1 and R2 – stand up to the new industry, does

• See **RENTALS** page 9

NSDAR Battle of SugarTown Chapter celebrates Constitution Week at Highlands School



The Daughters of the American Revolution (DAR) has been busy celebrating and educating those in the community about Constitution Week September 17-23rd. Highlands Mayor Pat Taylor signed a Proclamation proclaiming the week and there is a month-long display at the Hudson Library. On Monday, Martha Washington (Barbara Mellor) and Marsha Moxley (Constitution Week Coordinator for 2019) both from the Battle of SugarTown Chapter of NSDAR, did a presentation for Sherrie King's 4th grade class at Highlands School.

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Highlands School again 'exceeds' expectation

At the beginning of the school year, the NC Dept. of Public Instruction releases data outlining schools' accountability growth as it applies to Math and Reading for the previous school year – in this case 2018-'19.

At Monday night's Macon County School Board meeting held in Highlands, Superintendent

Dr. Chris Baldwin once again sang Highlands' praises.

"Highlands School once again exceeded growth – and has done it for the sixth time out of the past seven years – which is remarkable," he said. "Also, concerning proficiency, grade levels and courses, it was consistently

• See **EXCEEDS** page 14

BCBS/NC is lowering 2020 rates for ACA customers

Open enrollment is Nov.1-Dec. 15, 2019

By **Brittney Lofthouse**

North Carolina House of Representative Kevin Corbin said Blue Cross and Blue Shield's rate decrease request is a direct reflection of the state's booming economy and will help more North Carolinians be able to afford health care.

When he isn't serving in the House in Raleigh, Corbin works as an insurance agent for Blue Cross and Blue Shield in North Carolina,

so when his parent company announced they would seek yet another rate reduction, Corbin was able to see the impact on the state level as well as his own business.

Blue Cross and Blue Shield of North Carolina (Blue Cross NC) recently announced that it requested an overall average rate decrease of 5.2 percent for 2020 Affordable Care Act (ACA) plans offered to individuals, and an

• See **RATES** page 10

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• THE PLATEAU'S POSITION •

• MAYOR ON DUTY •

Property rights vs. community rights

The public discussion concerning vacation rentals, VRBO and Air B&B, at Highlands Town Board meeting last week was robust. It was a good start to reviewing and making decisions concerning this critical issue.

The board created a road map of how to proceed. The Land Use committee will meet with staff and stakeholders to examine the issue. These meetings will be announced and open to the public. Board members expressed the desire to have realtors and neighborhood residents participate in the process.

Any proposals from the committee concerning short term rentals will go to the planning board for their review and recommendations. A proposed ordinance with the planning board recommendation(s) would then come to the full town board for their review. Before any final action by the board, a public hearing would be conducted. I don't anticipate fast action on this issue. As Commissioner Calloway and others stated at the meeting, this should be a careful and deliberate process, not a quick knee jerk response.



Highlands Mayor
Patrick Taylor

There were two overall perspectives revealed at this first public discussion. One was that the VRBO and home sharing movement will be good for business and generate not only room tax money, but also sales and property tax revenue. Proponents also point out that short term rentals help address the limited number of hotel rooms available in town and increase tourist capacity.

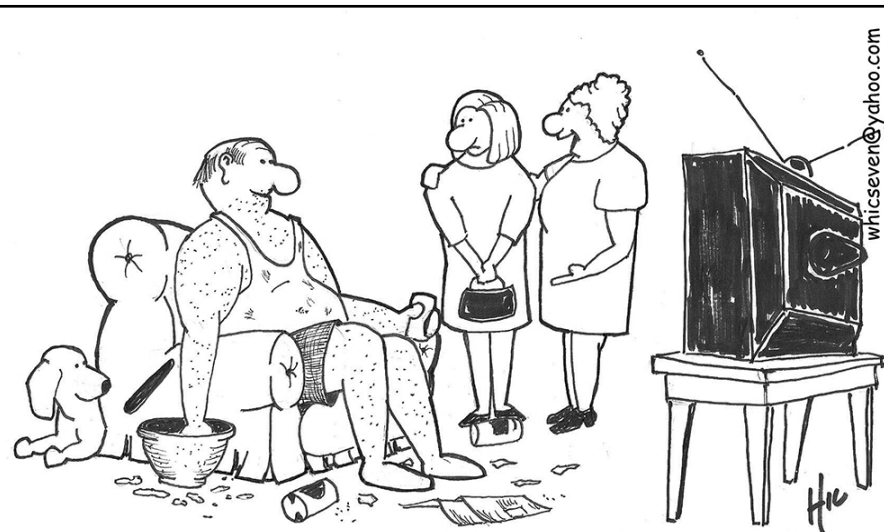
Other folks expressed concern about bringing more tourist using this method and flooding quiet neighborhoods with more people, and traffic. Some reminded the board that residents vested themselves in beautiful, stable, connected neighborhoods, and not in transient tourist venues.

As a resident invested only in my home, I am concerned with the idea of our neighborhoods becoming investment opportunities for some folks who have no interest in being "vested long-term" in the community. One person came up to me after the meeting and asked what provisions does the town have now to prevent a company from coming into a neighborhood and buying large number of properties for the sole purpose of operating VRBO units? My response was we have no provisions, and it may be that the laws would prohibit such provisions. I do see the need for regulating to some extent short-term rentals.

But my concern is what will the long-term impact of a proliferation of VRBOs? Highlands residents have been invested and been "vested" in Highlands, that is the overall quality of life of this community. These "vested" citizens worked to make Highlands an attractive community to live in, work, volunteer, worship and enjoy nature. If we reach a tipping point where transient visitors are the dominate populations in our neighborhoods, I fear a profound loss in a sense of small-town community life that we cherish.

Tomorrow at 11 am at the Hudson Library I will be moderating the Community Coffee with the Mayor. Representative Kevin Corbin will be our guest. Kevin can give us an update on pending state legislation regarding short-term rentals and VRBO.

• HIC'S VIEW •



"Of course I know how this looks. But he's my potato."

• TOWN BOARD TIDBITS •

During the Reports section of the September Town Board meeting, tidbits of information were quickly disseminated.

First up was the Public Comment period, where a spokesman for the homeowners on Rainbow Road asked that the town offer a permanent solution to repair the road, which he said was in terrible condition, almost undriveable.

It's a private road but since it's in the town limits they asked that it be paved. They said they are paying town taxes, but if they can't get services down the road why should

they pay taxes? They said garbage trucks and ambulances can't get down the road due to its condition.

The town routinely scrapes, gravels and fills the holes on the road but nothing lasts. The gravel washes out and is now deteriorating property.

The town will take a road over only after it is up to town standards, but the homeowners would have to come together for that. Once it is upgraded, the town could take it over and maintain it as necessary.

• See TIDBITS page 6

• WEATHER •

Fri, 27-Sep



78°F
61°F

A p.m. shower or
thunderstorm

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High: 84° Low: 63°

Sat, 28-Sep



77°F
60°F

A p.m. t-storm
in the area

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High: 84° Low: 65°

Sun, 29-Sep



79°F
60°F

Partly sunny; very
warm

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High: 87° Low: 65°

Highlands Newspaper

www.highlandsinfo.com

Phone: (828) 200-1371

Email:

HighlandsEditor@aol.com

Publisher/Editor: Kim Lewicki

Reporters: Brittney Lofthouse

Brian O'Shea

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Letter Policy:

We reserve the right to reject or edit letters-to-the-editor. No anonymous letters will be accepted. Views expressed are not necessarily those of Highlands Newspaper.



SPARKLING LAKES Sit on the front porch and enjoy the views of Sparkling Lakes. Remodeled kitchen with updated appliances and new paint. Offered with furnishings from Summer House (with a few exceptions - see short exclusion list). There is room for everyone with 3BR/2BA in the home plus a newly finished bonus room with full bath above the garage. Includes 10ft two-seater boat complete with troll motor, power washer, and tools! Private dock, lakeside fire pit.

MLS# 92005 | Offered for \$775,000

HIGHLANDS IN-TOWN Two for the price of one! The main house is a true mountain cabin with lots of windows, a lovely masonry stone fireplace in the great room, two bedrooms, three full baths, a loft, lower level family room, and a newly updated kitchen with granite counters and SS appliances. The guest house has two bedrooms, two baths, wood floors, and a rocking chair front porch that overlooks the pond. Detached garage with a generous workshop space.

MLS# 91073 | Offered for \$675,000



HIGHLANDS FALLS CC This home in Highlands Falls CC was almost completely renovated in 2019 to include a new kitchen, new appliances, bathrooms, wood floors, and covered decks on both levels. The home has three bedrooms, four bathrooms, and a lower level family room with stone fireplace and office/bonus room. Attached two-car garage. Club membership is optional; however, to enjoy the club's amenities, one must be a member. Move in ready!

MLS# 91190 | Offered for \$695,000

HIGHLANDS CC This 3BR/3BA home has hardwood floors and pine paneling. Attached to the home (no entrance from home) is 800 square feet of office/retail space. In the rear of the property is a one-bedroom apartment over a 2-car garage. House has two master suites with baths, and is all on one level, walk to town. Plenty of parking. Many options for residential/commercial. Zone B-4, light commercial. Owner financing to qualified buyer. OWNER/BROKER

MLS# 90846 | Offered for \$589,000



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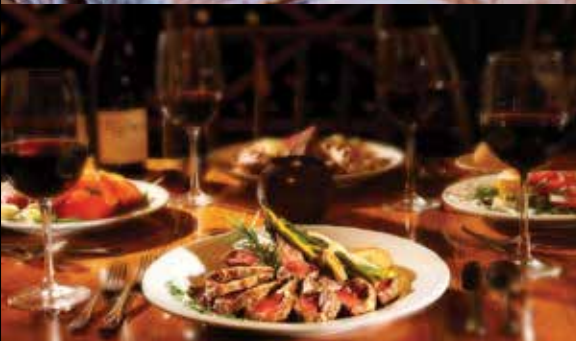
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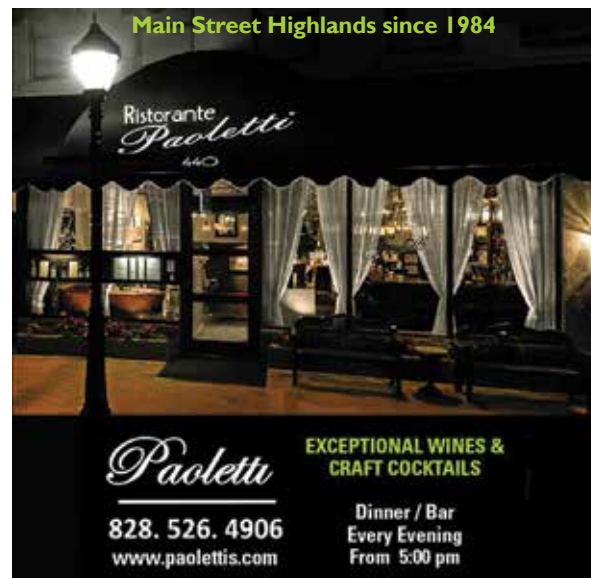
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WILDWOOD MOUNTAIN Completely renovated home with a custom kitchen with SS appliances, a breakfast nook, and separate formal dining room. Handsome hardwood floors throughout and a vaulted wood ceiling in the living room with a cozy stone wood-burning fireplace. The master bedroom and two guest bedrooms are all on the main floor. Upstairs are two bonus rooms and there is plenty of room for storage or workspace downstairs.

MLS# 90566 | Offered for \$585,000



HIGHLANDS FALLS CC This one level home not only backs up to a national forest land for complete privacy but is within an easy walk to the Swim and Tennis Center and the clubhouse. The great room is bright and opens to the kitchen and the large covered screened porch. The master suite is oversized and has two walk-in closets plus "his and her" baths. Club membership is optional but required for use of club amenities which include golf, croquet, pickleball, tennis, and more.

MLS# 90917 | Offered for \$579,000

HIGHLANDS IN-TOWN Walk to downtown Highlands from this adorable three bedroom, three-and-a-half bath home located on Mill Creek with creek views. Great open floorplan with built-ins, cathedral ceilings, and a breakfast bar in the kitchen. The living room has lots of windows to let in the natural light and a corner masonry stone gas log fireplace. Deck overlooks Mill Creek and fire pit area. Single car garage. Furnishing negotiable.

MLS# 91432 | Offered for \$549,000



BUCKBERRY FALLS Located minutes from Main St., this single story, 3BR/3BA ranch home is the perfect year round home or weekend getaway. The living room features a wood-burning fireplace that is perfect for cozy winter nights. Off of the living room is a second living room/den/office with a gas fireplace. The kitchen features SS appliances, a gas range, easy close cabinets and drawers, and a warming drawer. Recently updated with an encapsulated crawlspace.

MLS# 91527 | Offered for \$539,000



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...TIDBITS from page 2

The town instructed Public Works Director Lamar Nix to take a look at the road's condition and Mayor Pat Taylor said he would as well.

- Mayor Taylor explained that he and staff were able to put their two-cents in concerning STIP projects. STIP is a staged, multi-year, statewide intermodal program of transportation projects, consistent with the statewide transportation plans and improvement projects.

Though the reality of requests coming to fruition could take as much as 26 years, he requested the construction of sidewalks down US 64 west from where they end at The Bascom and down NC 106 from Main Street.

- Work has begun on the town's broadband project with crews evident all over town. The town isn't controlling where the crews work as they move from pole to pole. Mayor Taylor asked that citizens be patient.

- In preparation for winter, the town's trimming crews are making sure electric lines are clear of limbs.

INTRODUCING:



Thirty one years ago, Judy Michaud began her career in real estate in Highlands. She spent years honing her skills as one of the two top broker/agents in the area, working tirelessly for her clients at Signature Properties of Highlands. But deep inside, she had a desire to have her own real estate firm. Judy purchased Meadows Mountain Realty and began to assemble a team of professionals that are the elite in the Highlands-Cashiers real estate market. In 2015, Judy decided to take her company to the next level by affiliating with one of the world's most respected and trusted companies, Berkshire Hathaway HomeServices (BHHS); thus BHHS Meadows Mountain Realty was formed.

In 2018, Judy teamed up with Mitzi Rauers to form **Five Star Real Estate Team** — a “boutique” real estate team within BHHS Meadows Mountain Realty that brings a higher level of service to their clients. Together, Judy and Mitzi bring a combined experience unprecedented on the Plateau. Just as BHHS is “Real Estate’s FOREVER BrandSM,” **Five Star Real Estate Team** will become your forever real estate team.

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HIGHLANDS CC At nearly 75 years old, this historic home combines a classic mountain experience with all the modern conveniences. The living room and sun porch combine the best features of a cozy cottage with a granite fireplace, high ceilings, and golf course views. With four bedrooms and four full baths all on one level, it is a delightful gathering place for visitors to enjoy each other, the golf course view, and proximity to town. Owner is a NC real estate licensee.

MLS# 91220 | Offered for \$1,925,000

HIGHLANDS FALLS CC Overlooking the 17th fairway of the Highlands Falls golf course with a long-range mountain view, this stunning home is located on a private cul-de-sac. The great room features shiplap walls, coffered ceiling, and striking floor-to-ceiling stone fireplace. The gorgeous kitchen is worthy of a magazine spread and boasts custom cabinetry, beautiful glass backsplash, Viking appliances, island with seating, and an entertainment bar with wine chiller & icemaker.

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• OBITUARIES •

Philip Powell

Philip Powell, 86, of Highlands, NC and Crawfordville, FL, passed away, Tuesday, August 27, 2019. He was born June 12, 1933 in Hendersonville, TN to the late Charles Leslie Powell and Jean Rule Powell.

A celebration of life will be held at the Christ Church of the Valley in Cashiers, NC on Friday, October 4, 2019 at 6:30 pm.

Jerry 'Bubby' Bates

Mr. Jerry "Bubby" Bates, 73, passed away Friday, September 20, 2019 at his home in Sylva, NC.

Mr. Bates was born January 16, 1946 in Macon County to the late Jim and Edna Sanders Bates.

Jerry worked and retired from the trucking industry after many years of service. He taught himself how to drive and make a living in trucking. He had a love for western movies and dogs.

Survivors include his wife, Rachel Bates of the home; a daughter, Tracy Bates; two step-daughters, Janice Cope and Lynn Webb; four step-grandchildren, Robert Cope, Michael Sanders, Adam Sanders, and Carol Sanders; five sisters, Judy Dodgins, Linda Llanas, Patsy Coburn, Sally Ledford, and Brenda Melton; and a brother, Ronnie "Hoss" Bates.

Jerry was preceded in death by his parents; and two sisters, Beatrice Bates and Sue Woodall.

A funeral service was held Tuesday, September 24, 2019 in the chapel of Bryant-Grant Funeral Home with the Rev. Donald Bates officiating. Burial followed in the Woodlawn Cemetery. Online condolences can be left at www.bryantgrantfuneralhome.com

Bryant-Grant Funeral Home and Crematory is serving the Bates family.

...TIDBITS from page 6

• Town Manager Josh Ward said the paving of Hickory Hill, Oak Lane and two-thirds of Cullasaja Drive has begun this week.

• Residents of Little Bear Pen have requested movement on flashing signage discussed some months ago to encourage motorists to slow down as they approach the intersection of Little Bear Pen and US 64 east so those attempting to leave or enter the intersection can do so safely.

Mayor Taylor said NCDOT said a flashing, warning sign at the curve of the road could cost \$40,000 and a radar activated flashing speed-limit sign could cost \$6,000. He suggested discussing options with homeowners which could include a monetary match of some kind.

However, Commissioner John Dotson suggested a sensor-activated green or red light like those on interstate 4-lane entrance ramps that tell motorists to either stop or go for a quick merge. He said this might be better for the people coming off Little Bear Pen regarding oncoming traffic they aren't able to see instead of depending on the on-coming traffic to slow down which they might not do.

Commissioner Donnie Calloway suggested the Public Safety Committee investigate the possibilities and the board asked Police Chief Bill Harrell to investigate grant opportunities.

– Kim Lewicki

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...RENTALS continued from page 1

Highlands' "five unrelated people living in a residence" rule pertain to just long-term rentals or short-term rentals, too?

What complicates matters is on July 1, the NC legislature passed a series of amendments to the Vacation Rental Act already on the books.

Prior to enactment of the amendments, cities like Asheville, Blowing Rock, and Nags Head were able to put local ordinances in place to curtail the short-term rental business. In Asheville, a lack of affordable, long-term rentals spearheaded the move.

Mayor Taylor said he doesn't want to see VRBOs eliminated as they are vital parts of the local tourism industry, but he does want to see regulations in place to ensure that VRBOs are not interfering with the quality of life of other residents.

But the amendments to the Vacation Rental Act have shut some of the doors previously open to municipalities.

On July 1, Governor Roy Cooper signed an update to the state's Vacation Rental Act which for instance, prohibits local governments from forcing property owners to obtain a permit before renting

out their properties, nor can they be forced to register their properties with a municipality.

The changes were outlined in S.483 "Vacation Rental Act Changes" which was

supported by the Vacation Rental Management Association and the North Carolina Realtors with the intent of protecting private property rights and the ability to use your property as you wish within the state.

It reads in part:

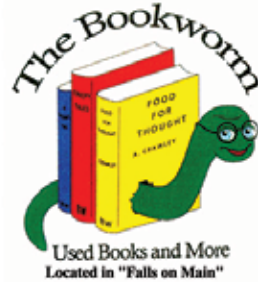
"Pursuant to Vacation Rental Act and

its amendments, both cities and counties may perform periodic inspections for hazardous and unlawful conditions in buildings and residential structures if there is reasonable cause to believe that there are unsafe, hazardous or unlawful conditions therein.

• See **RENTALS** page 13

1/2 Price SALE

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Wildcat Cliffs CC



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...BCBSNC continued from 1

average rate decrease of 3.3 percent for ACA plans offered to small businesses with one to 50 employees. The rate decreases mean a \$238 million reduction in health care costs for 2020.

"We want to be a national model for health care transformation, where insurers and providers are jointly responsibly for delivering better, simpler, more affordable care," said Patrick Conway, President and CEO of Blue Cross NC. "The hard work is not done, and we must continue building on these successes if we are going to truly make health care affordable for everyone in North Carolina. What these rate reductions show is that the move to value is working

– when the focus is on quality and accountability, costs go down and the customer wins."

Rep. Corbin said one significant contributing factor to Blue Cross NC being able to reduce rates is the state's effort to decrease corporate income taxes for businesses.

"The legislature reduced the state income tax rate for corporations from 3 percent to 2.5 percent. This is the lowest corporate tax rate among all the southern states and among any of the states collecting corporate taxes," said Rep. Corbin. "The lower taxes allow the company to lower rates, which allows more people access to insurance as well as allows families in the state to keep more dollars in their pocket to spend on other things, which ultimately boosts the economy."

In January, Blue Cross NC launched Blue Premier with five major health systems. Blue Premier is a value-based model of care in which Blue Cross NC and the contracted health systems are jointly responsible for the total cost and quality of care for a specific patient population. Blue Cross NC is also providing more resources and data to independent primary care practices so they can participate in value-based care models.

Blue Cross NC has also gained substantial insights about its ACA customers over the six years it has participated in the marketplace. This information has allowed the company to better coordinate care for these customers and reduce the medical expenses for the care they require.

Rates have also stabilized because of the state legislature's and regulators' willingness not to add additional health insurance mandates and regulatory burdens that drive costs up for individuals and small business.

This is the second year in a row that Blue Cross NC has filed an average rate decrease for individual ACA members. The company's average rate reduction for individual members has totaled nearly 10 percent over the last two years.

Blue Cross NC's average rate filing for its 1-50 small business customers has been zero percent or lower for seven of the last eight quarters.

Blue Cross NC serves more than 435,000 individual ACA members and has more than 8,500 small business ACA customers representing nearly 70,000 members. Blue Cross NC, once again, expects to be the only ACA insurer to offer individual plans in all 100 counties in 2020.

As always, rates vary based on location, age, subsidy amount, and plan. Federal tax credits known as premium subsidies are still available for customers with household incomes between 100 and 400 percent of the Federal Poverty Level. About 90 percent of Blue Cross NC current customers with individual ACA plans qualify this year. Subsidies vary by plan and household income.

Individual premiums will be available in October. Open enrollment begins on November 1, 2019 and ends on December 15, 2019.

The rate decreases filed must be approved by the North Carolina Department of Insurance (NCDOI). For competitive reasons, Blue Cross NC is not releasing specific regional pricing information at this time. Blue Cross NC will make more detailed rate information public after NCDOI approves all ACA rates – which they expect to be in late August.

Blue Cross NC will continue offering renewal of transitional plans in 2020. These are plans purchased between March 2010, when the ACA was signed, and October 2013 when regulations went into effect. Transitional plans do not meet ACA requirements but are allowed by federal law. The plans cannot be sold to new customers.



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•WORD MATTER•

Of Babies and Bathwater

It's officially Fall. Leaves will soon be magnificently colorful, and then, too soon, they'll be gone. Before we know it, the holidays will be here. Good news for children. Bad news for turkeys. For the rest of us, as yet another year comes to an end, hopefully we'll turn our focus to all we are grateful for before resolving to set personal goals for the new year.

Fall is also football season. There are teams we love, and teams we ... don't love. Next year at this time we'll be wrapped up in another election. Once again, a team we love and one we don't. It seems many of us spend an inordinate amount of time moving from one area of disagreement to another.

It's a human thing. We humans are, in anthropological terms, tribal beings. We tend to, in situations where we either can or must, consciously choose sides. We're comfortable with commonality, and uncomfortable with what we view as 'others.' This is not criticism. This is recognition of who we are as people.

I'm sure it doesn't escape most of us that at least some of us have a hard time letting go of things. Not you or me. Never

you or me, but, well, THEM. THEY are difficult to get along with. THEY are stubborn and unforgiving. THEY are wrong, not us.

As an observer of the human condition, I see this more often than I would like to. I see congenial relationships dissolve over trivial matters. Hurt feelings. Disappointment. Excuse me for saying it, petty stuff.

Couples have divorced over words said in a moment of anger. A single occasion of misplaced passion about something and a family disintegrates. Longtime friends, or at least people who've shared a friendly relationship, have split over who currently occupies a house on Pennsylvania Avenue in Washington, D.C. Seriously. This happens more often than we like to acknowledge. I must ask, isn't that ridiculous?

Each of us probably knows at least someone with whom we used to enjoy a good relationship but, for reasons that now seem trivial, we no longer do. We've let them slip away, or they let go of us over, what? Was it that important? Do we remember?



Bud Katz

Sadly, we do. We don't forget those who slight us, and that's too bad.

This is not some plea for everyone to find someone with whom to reconcile. That's probably not going to happen. Sometimes the divide has gone on for too long, or whatever commonality might have existed in the past is no longer there. But, isn't it sad that people break or

separate over things that don't really matter all that much?

Not to go all cliché, but why do some folks seem so bent on holding onto unimportant things that separate or divide us, as individuals and as groups, instead of focusing on those significant things that unite us?

I think a lot of this has to do with a person's orientation; whether we view life through a positive or a negative lens. This goes all the way back to the environment in which we were brought up. And, it tends to stay with us for the rest of our lives unless we make a conscious decision — a choice — to change how we think about things.

Life is filled with opportunities. Some

should be seized while others should be shunned.

We should, in my opinion, be as quick to forgive those who have trespassed against us, as we are to ask forgiveness for our own trespasses. We should shun every opportunity to carry a grudge. The longer a grudge is carried, the heavier it gets. And, at some point, we should consciously and affirmatively make the choice to move on. Agree to disagree, that's my mantra.

In old times people bathed only once a week. First, father bathed. Then, mother bathed. Then, the children bathed, all in the same water. Finally, the baby gets his or her bath. That's where the reminder came, to not throw the baby out with the bathwater.

We need to be conscious of the importance of relationships in our lives. Try not to let petty differences, like politics, demographics, even football, get in the way of getting along.

Every change of season is an opportunity to look inward and ask ourselves important questions. It's also a good time, when appropriate, to try to fix stuff that's broken, and to NOT throw babies out with the bathwater.

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Fall Home Improvement 2019

Tips to Nail the Latest Home Design Trend

(StatePoint) Redecorating? Experts say to keep in mind that the days of matching metals used for lighting, cabinet hardware and plumbing are over. To-

day's rule: mix it up! When done right, combining colors adds visual interest and depth to a space.

"Mixing metals makes a statement in a room,"

says Jennifer Kis, director of marketing communications for Progress Lighting. "It's not considered unusual anymore, and our customers are comfortable with it and confident about trying it in their homes."

There's a simple recipe for success: pick a dominant metal finish for the room and coordinate it with accent metals. Try for a 70/30 ratio.

To easily nail the look, consider starting with a significant fixture that's already finished in a mixed metal combination. For example, the lighting fixtures from Progress Lighting come finished in mixed metal combinations, such as matte black accented with gold, polished chrome with brushed brass, and even white accented with brushed nickel plus a touch of blue. Then, match cabinet hardware, appliances, plumbing fixtures and accessories to one of the finish colors from the lighting

fixture.

When selecting finishes, use contrasting tones. Warm metals such as brushed brass, antique bronze, and gold give a vibrant pop of color when mixed with cool metals like chrome, nickel and silver. And don't forget black -- it is one of the trendiest finishes on the market today, and mixes beautifully with most metal colors.

Take the room's color palette into consideration. Combine warm metal finishes (like brass, bronze, and copper) with warm hues (like beiges and browns). Use cool metal finishes (such as chrome, nickel and silver) with cool tones (such as blues, greens and grays). For a neutral color palette, add metallic accents to achieve warmth, texture and color. With a white or gray color scheme, for example, add a stunning gold chandelier to make your room come to life.

Kitchens typically contain the most metal in the house, and there are many ways to harmonize elements. Try placing mixed metal pendant lighting over the kitchen island, then match an accent metal finish from the fixture to coordinate with the cabinet and plumbing hardware. For a consistent look, pair finishes on metals that appear within the same line of sight: for example, the sink faucet and cabinet hardware should match.

In bathrooms, blend lighting choices with metallic accessories like a metal-edged mirror, soap dispensers and wall hangings, for seamless style. Lighting fin-



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...DESIGN TRENDS continued from page 12

ishes don't have to match hardware, but remember to choose complementary, contrasting metal tones.

Larger spaces, like living and family rooms, are ideal for mixing metal accents. As one of the most significant accessories in the room, start with your lighting fixture. Then add decorative elements –

mirrors, wall art, tables – in contrasting metallic tones to make a dramatic statement.

In the bedroom, overhead lighting is often a prominent feature. Choose either a mixed metal fixture or one with a dominant finish color, then select subtle metallic touches for table lamps, sconces, furniture and wall décor to provide a cohesive flow.

For design resources, visit bit.ly/ShopMixedMetals.

Today, metals are meant to be mixed. Keep in mind the 70/30 rule for the perfect mixed, but not mismatched, look.

...RENTALS from page 9

“But municipalities can't adopt or enforce an ordinance that requires an owner or manager of a residential rental property to obtain any permit or permission to lease, rent, or register rental property; require an owner or manager to enroll or participate in any governmental program as a condition of obtaining a certificate of occupancy; or levy a special fee or tax on residential rental property that is not also levied against other commercial and residential properties.”

The bill passed both the House and Senate unanimously. Yet, there are some legislators who think the new legislation isn't prohibitive enough to local governments.

And that's why the Highlands “talk” on the matter has been put on the fast track.

Representative Kevin Corbin said the legislature is considering additional laws in favor of property owners.

“He said if we want legislation and ordinances on our books, we need to take action now rather than wait,” said Taylor.

Issues that are of concern are parking, proper trash disposal, an occupancy cap per house particu-

• See RENTALS page 14

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...EXCEEDS continued from page 1

high in comparison to other schools across the state. We are very proud of what they have been able to do."

Highlands School Principal Brian Jetter said the scores on the state tests last year were very good which is a testament to the work Highlands School teachers do every day in every classroom.

"We are always striving to do better on the tests. I continue to be very proud that our school consistently "exceeds growth." That means that our students continue to intellectually grow more each year than the state expects," he said.

Only 29.6% of schools in North Carolina exceeded growth and Highlands was of them – the only one in the county.

Only 37.6% of schools in the state received a "B" and Highlands was one of them. Letter grades are A through F. The lowest grade for a high school in Macon County was a C – Nantahala, but it still met expected growth as did Franklin High School and Macon Early College. The only high school in Macon County to get an "A" was Macon Early College – only 20.1% of the state's high schools got an "A."

Principal Jetter said the letter grades don't tell the whole story.

"For us to get an 'A' it would take the state to give more weight

to the growth score. Right now, 'Growth' is only counted as 20% of the final score. Achievement (the result of that one score on the day of testing) is counted 80%. I believe that 'Growth' should be counted at least at 50% of the total score. If it were, I believe we would be an 'A' school.

"Why do I think 'growth' should be given more weight? Because it is the most important thing a school does: it 'grows' a student's intellectual ability from what it is when the student comes into the school, until the student graduates," he said.

Not all the figures for classifications are in from the NC Dept. of Public Instruction – specifically grade level scores at each school, what each individual class did and what each individual teacher's growth was but based on the preliminary accountability growth report the Macon County School system is doing well.

There are 115 school districts in North Carolina and Macon County, based on Average Daily Membership, is the 71st largest in the state with 4,573 students as of Sept. 24. Highlands has 388 students enrolled up from 370 the first day of school August 26. In the 2018-'19 school year the total was 341 students.

Macon County Schools' End-of-Course and End-of-Grade test

grades are steadily improving with the system ranking 32nd in the state – up from 2017-'18 at 30th, 2016-'17 at 38th, and 2015-'14 at 46th.

End-of-Course combined scores (Reading and Math) for grades 9-12 ranked 21st in the state up from 47th in 2017-'18 and 61st in 2016-'17.

"We saw a lot of growth in EOC combined scores grade-wide," said Baldwin. "We rank 32nd in all test scores combined in EOCs and EOGs with the strongest in Math 1. Macon Early College was the highest in the state," said Baldwin.

End-of-Course test and End-of-Grade tests are given 3rd grade through 12th grade.

Baldwin said even in the subgroup breakdown – white, economically disadvantaged, students with disabilities, Hispanic, those of two or more races – all either exceeded or met growth.

"Number-wise there aren't very many students in Macon County who did not meet growth," said Baldwin. "We score consistently high compared to other schools in state."

Finally, Macon County Schools graduation percentage outpaces the state. Macon County's graduation rate is 93.3% and the state's is 86.5%.

– Kim Lewicki

...RENTALS continued from page 13

larly as it relates to the number of bathrooms, a cap on the number of times a home can be rented, should a responsible party be in the vicinity in case something goes wrong?

Something did go wrong recently when an inebriated renter knocked on the door of the wrong house during the wee hours of the morning demanding entrance. The police were called, and an arrest was made. This incident brought the question of the town's ability to intervene to the forefront.

"A lot of people do a good job. Realtors who do vacation rentals make sure these issues are addressed," said Taylor.

Town Planner Michael Mathis said municipalities are addressing the issue in different ways for different reasons and suggested the town move before the state legislature passes another bill.

"If we don't have what we want in place, we will be stuck with what the state wants to do. The town isn't against short-term rentals, it just wants to have some control to preserve the sanctity and safety of our community."

Town Manager Josh Ward said the town isn't trying to prohibit the industry, but since the state is leaning toward keeping municipalities from regulating it, Highlands must move quickly.

The recent amendments have made municipal allowances murky but he suggested the registration of homes, the address, responsible party information, the posting of house and town rules regarding garbage pickup, emergency contact information, inside the house.

Several people spoke to the issue Thursday night.

Tucker Chambers of Chambers Realty & Vacation Rentals said from his long-time experience in vacation rentals, he has had few problems. He said his rules and requirements are outlined.

"If there is a problem, I'm there. So yes, you need someone responsible nearby," he said.

He said he would like to see units registered and more than anything else, he wants the town, not just the visitor center, getting room tax proceeds. In addition, he wants to make sure the room

• See RENTALS page 17



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—Barbara Corcoran

Every so often I have to check myself about the language I use when speaking to Buyers and Sellers about properties. No matter what Business you're in, it's easy to get lost in the weeds of the industry-lingo that prevails and often becomes confusing to a customer. All you have to do is look around at today's culture. Ever read a text exchange between middle schoolers? If you can decipher the acronyms, abbreviations, and double entendre from that conversation, you're a genius!

So, I thought it might be fun to break down a few Realtor lines that we see, hear, read, and yes (say)... that get lost in translation:



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"This one won't last long:" We picked this line up from the used car industry, deriving its origin is from the Latin phrase "this car is a real cream puff." Be sure to ask your Broker how long a property you're interested in has been on the market. Don't be fooled by the Zillow, realtor.com, or Trulia numbers, because the property may have been listed, re-listed, and re-re-listed several times. It's perfectly appropriate for you to say, "Why hasn't this sold?" A Broker will have a good answer based upon data about the market and the specific property.

"Needs some Work:" This phrase means it's anything from 3rd world housing, to a total tear-down, or it's a money-pit. Sometimes called "a Renovator's Dream," it could be good news or bad news. The takeaway here is this...talk with your Broker about the realities of renovation costs here

• See INVESTING page 19

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• HIGHLANDS AREA EVENTS •

Thurs., Sept. 26

• Crawford Senior Center will start an 8-week Matter of Balance, a program to address fear of falling and teach fall prevention strategies, on September 26, 2019 at 1pm. For more information about services at the Crawford Senior Services Center, please call (828) 349-2058.

Fri., Sept. 27

• Please join us on Friday at 11 am in the Hudson Library Meeting Room for "Updates on Legislation in the NC House" with Mayor Patrick Taylor and guest speaker State Representative Kevin Corbin.

• H-C Land Trust Satulah-bration free guided hike to Satulah 10a to 2p. Meet at K-H Founders Park. Bring lunch and water.. No reservations needed.

• Live music at Town Square from 6-8 p.m. Silly Ridge Roundup

Sat. Sept. 28

• H-C Land Trust Satulah-bration 2019 Chili Cookoff at K-H Founders Park 1-4 p.m. \$10 to taste and judge. Beer and treats for purchase.

• The Nantahala Hiking Club will host an easy 2-mile FAMILY HIKE to Winding Stair Gap on the

Appalachian Trail to Moore Creek Camp, passing a lovely waterfall along the way and hopping over the creek. Meet at Westgate Plaza in Franklin at 10 a.m., drive 22 miles round trip. Call leader Katharine Brown, 421-4178, for reservations. Visitors welcome.

• The Nantahala Hiking Club will take a moderate-to-strenuous 7.5 mile hike from Sweat Heifer to Kephart Prong in the Smoky Mtn. Nat'l. Park. Car shuttle is needed. Limit 15 people. Total Hike Distance: 7.5 miles. Call leader Keith Patton, 456-8895, for reservations.

• The Nantahala Hiking Club will take a moderate 4-mile hike, elevation change 100 ft., to Lower Whitewater Falls, viewing the falls from a platform that is several miles below the upper falls. Views of Lake Jocassee can be seen along the way. Meet at Cashiers Recreation Park at 10 a.m., drive 22 miles round trip. Call leaders: Mike and Sue Kettles, 743-1079, for reservations. Visitors welcome.

• The Nantahala Hiking Club will take a strenuous 9-mile hike, elevation change 1700 ft., from Wild Woman Picnic area to Pinnacle

Knob off the Georgia Bartram Trail, starting at Warwoman Dell, passing two waterfalls along the way, then a steep climb up to Pinnacle Knob that overlooks Clayton, GA. Meet at Smoky Mtn. Visitor Center at 9 a.m., drive 40 miles round trip. Call leader: Chris Federico, 772-233-7277, for reservations. Able visitors welcome.

• The Nantahala Hiking Club will take an easy 1.5 mile hike, elevation change 200 ft., to view 80 foot high Rufus Morgan Falls, named for the Nantahala Hiking Club founder. Hike involves two stream crossings. Meet at Westgate Plaza in Franklin at 10 a.m., drive 24 miles round trip. Call leader Kathy Ratcliff, 526-6480, for reservations. Visitors welcome.

Sun. Sept. 29

• 5th Sunday Singing and Dinner at Blue Valley Baptist Church at 10 a.m. Singing by William Young and the Ridgemen. For more information call Pastor Oliver Rice at 706-782-3965.

• The Rabun Gap-Nacoochee School Gap Singers will be singing during the 11 am worship service at Highlands First Presbyterian Church. The group is conducted by Allegra Boggess. Everyone is cordially invited to attend the service. The church is located at the corner of Main and Fifth Streets. Handicapped accessible

entrances are located on Church Street and on Fifth Street.

Thurs., Oct. 3

• BINGO Night for Highlands Wreaths Across America is 6:30-8:30 p.m. at Highlands Community Building.

Sat. Oct. 5

• The Highlands Nature Center will feature Jason Love, Author and Associate Director of Highlands Biological Station, as he reads from his new children's book Shady Streams, Slippery Salamanders and leads an exploration of the Botanical Garden's streams to look for our amphibian friends. from 2-4 p.m. All are welcome. Copies of Shady Stream, Slippery Salamanders will be available for purchase. For more information please call the Highlands Nature Center at (828) 526-2623.

• The Nantahala Hiking Club will take a moderate 4-mile hike to Rabun Bald, starting at Beegum gap on the Georgia Bartram Trail to ascend the second highest mountain in GA (4,696), elevation change 700 ft. Great views of the area from the platform atop the mtn. Meet at the Smoky Mtn. Visitor Center at 10 a.m. Drive 40 miles round trip. Call leader Gail Lehman, 524-5298, for reservations. Visitors welcome.

Sun. Oct. 6

• Homecoming at Blue Valley Baptist Church at 10 a.m. Singing by Anita Coggins and Heartstrings. For more information, call Pastor Oliver Rice at 706-782-3965.

• Join the Highlands Biological Foundation for a Cajun celebration on Sunday at Highlands on the Half-Shell in the meadow behind the Nature Center. The fun starts at 4:00pm on October 6 and will last until dark. Come dressed in your favorite "Cajun casual." Tickets are \$100 for members and \$125 for non-members. To purchase tickets, visit www.highlandsbiological.org or call 828-526-2221.

Fri., Oct. 11

• Highlands author Lee Lyons will present an author talk and book signing of her novel "Southern Shamrock" at The Hudson Library at 3:30 p.m. Light refreshments will be served.

Sat. Oct. 12

• The prestigious Amernet String Quartet, in residence at Florida International University, will present a public concert on Saturday evening at 5 PM in Highlands at the Presbyterian Church. Saturday's concert is free and open to the public. Call 828-526-9060.

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'Gap Singers' to perform Sunday at First Pres.



The Rabun Gap-Nacoochee School Gap Singers will be singing during the 11 am worship service at Highlands First Presbyterian Church on Sunday, September 29. The group is conducted by Allegra Boggess. Everyone is cordially invited to attend the service. The church is located at the corner of Main and Fifth Streets. Handicapped accessible entrances are located on Church Street and on Fifth Street.

...RENTALS continued from page 14

tax is being paid by homeowners.

He also suggested people be fined if they don't register their rental units, however, it's likely this and registration is not allowed according to the recent amendments to the law.

David Bee of Highlands Vacation Rentals also said a responsible party in the vicinity is necessary.

Jerry Moore, an individual homeowner spoke highly of AirBnB and said he uses it to rent his home, because it does it all, including collecting and paying the taxes.

He suggested the town move cautiously concerning regulations.

"There are 300 to 500 homes in the Highlands Township that are vacation rentals either through VRBO, AirBnB or through a vacation rental agency in town. If each home is rented two times a month for 12 months a year, that amounts to 7,200 rentals, and a minimum of 15,000 people who contribute 9.75% to room tax as well as the sales tax generated from purchases and meals.

"I like to say short-term renters come, stay, play, spend money and they leave. You don't have to build new hospitals, new schools, hire more firefighters or police to take care of them because we have the same number of homes. It's just different people who come in and spend money. The infrastructure you have to build is less than if you built developments where people were living year-round. Short-term visitors are a good thing for us," he said.

As far as problems go, he said they are minimal.

"If we have that many people staying here and we have half a dozen problems a year, I don't think it's a bad thing. Not to say that we can't have some regulation, but I would move cautiously," he said. "These are our property rights, too."

He said in his experience, AirBnB reviews the people who stay in the homes and the renters review the homes.

"They verify those people and vet their customers," he said.

"Most people just have one home. They look at it as, 'I made this investment, I live in Atlanta and I can come up and use it a couple times a month and I can rent it out a couple times a month.' They care about their home; they are very careful who they rent it to."

Lila Howell noted that all the people who spoke had a financial interest in renting homes on a short-term basis.

"Please keep in mind the residents of these neighborhoods these rentals are in. Remember they are zoned residential. That's one reason we buy in residential areas. Please protect our rights as well," she said.

Commissioner John Dotson said he is a big proponent of property rights and felt a lot of concerns expressed Thursday night weren't necessarily areas in which a municipality needs to involve itself.

"For example, whether the septic system fails. I am really concerned that this may turn into a knee-jerk situation. I have no doubt there have been an issue or two in areas. Knocking on the wrong door or a party house. But the folks who do this for a living are very cognizant of the people who are in their houses."

In addition, he said there are

ratings on both ends. The guests are rated and guests rate the place in which they stay.

"A lot of this is self-policing and if I had a party house next door, I would have no qualms in calling the police and having it shut down. We have noise ordinances, we have parking ordinances, we have a lot of things already in place that take care of some of the concerns expressed tonight," he said. "I'm not saying we don't need to consider everything we heard tonight, but there is an availability of cures already in place if people avail themselves to them including restrictive covenants in some neighborhoods."

Commissioner Amy Patterson disagreed.

"Yes, there is the protection of property rights, but there are rights of the neighbors, too. One reason we have ordinances – what is allowed in R2, like home occupations and bed and breakfasts but not in R1 – is to protect the ambiance of a neighborhood. That's why people go to these neighborhoods, that's why they come here.

"One of the reasons you have ordinances and governments is to keep citizens from having to fight with their neighbors ... so you don't have to beat on the door and tell them to shut up because there are ordinances in place. The

registration aspect and limiting the number of people just makes them realize they don't get carte blanche. Yeah, you own it, but you don't get carte blanche because you are in a neighborhood.

"I actually think that yes, individuals can do what they want with their property within the limits of what the community has said is acceptable in that area. When you have absentee owners, we have to anticipate both the good and the bad on both ends of the spectrum. There are responsible folks but irresponsible folks, too. Unfortunately, ordinances prevent the lowest common denominator from happening. Responsible people already do what we want them to do. It's the irresponsible people we have to curtail. We can't do it after the fact. We have to do it up front. And I don't want the police to constantly have to tell party houses to shut down."

Patterson said regulations are only for those who don't abide, "but if you don't have regulations then they don't have to do anything. I think it is important how many people flush the toilet and

• See RENTALS page 18



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• SPIRITUALLY SPEAKING •



Ode to October

Pastor Randy Lucas
Highlands United
Methodist Church

Sometimes the heat of life is hard,
and sweat forms on the brow.
At times the weight is hard to bear.
Child, listen to me now.

For fevered brows and crippling fears
come with the lives we lead.
And sometimes in life we fight and fail.
Life cuts us, and we bleed.

Our lives are shaped by seasons,
and seasons come and go.
Some seasons send us sun and rain,
others, storms and snow.

Like fading sands in the hour glass
the seasons mark our days.
We learn and grow and make mistakes
and somehow find our way.

October brings a lesson
to remind us once again
that letting go can pave the way
for new stories to begin.

And just as leaves turn red and gold
before trees let them go,
October soon reminds us
of a truth we need to know.

We need to know that life is best
when held with looser grip.
And well-aged wine is best enjoyed
not by gulp, but sip.

October sings a vibrant song
of beauty, change and hue.
So come, October, welcome!
We've been expecting you.

...RENTALS from page 17

what flows into the next person's yard. It's important how many people are allowed in a residence."

Commissioner Brian Stiehler agreed.

"There are safety issues in neighborhoods to consider. Yes, property rights matter, but zoning, and rules and regulations keep neighbors in check."

The Town Board agreed to send the issue to the Land

• See RENTALS page 19

Proverbs 3:5

BLUE VALLEY BAPTIST CHURCH

Rev. Oliver Rice, Pastor (706) 782-3965

Sundays: School: 10 a.m., Worship: 11

Sunday night services every 2nd & 4th Sunday at 7

Wednesdays: Mid-week prayer meeting: 7 p.m.

BUCK CREEK BAPTIST CHURCH

828-269-3546 • Rev. Jamie Passmore, Pastor

Sundays: School: 10 a.m.; Worship: 11

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Service; Mon. 6p Bible Study & Supper in homes

CHRIST CHURCH OF THE VALLEY, CASHIERS

Pastor Brent Metcalf • 743-5470

Sun. 10:45am, S.S. 9:30am. Wed. 6pm supper and teaching.

Tues. Guys study 8am, Gals 10am.

CHRISTIAN SCIENCE CHURCH

283 Spring Street - Sunday Service: 11 a.m.

Testimony meeting: 3rd Wednesday at 5 p.m.

CLEAR CREEK BAPTIST CHURCH

Pastor Jim Kinard

Sundays: School: 10 a.m.; Worship: 11 a.m.

1st & 3rd Sunday night Service: 7 p.m.

Wednesdays - Supper at 6 p.m.

COMMUNITY BIBLE CHURCH

www.cbchighlands.com • 526-4685

3645 Cashiers Rd, Highlands, NC • Sr. Pastor Gary Hewins

Sun.: 9:30am: Sunday School 10:30am: Middle & High School;

10:45am: Child. Program, 10:45am: Worship Service

Wed.: 5pm Dinner (\$7 adult, \$2 child), 6pm CBC U.

EPISCOPAL CHURCH OF THE INCARNATION

Rev. W. Bentley Manning • 526-2968

Monday-Friday: Morning Prayer at 8:15a. Sundays: 8 am

Holy Eucharist Rite I; 9 am Sunday School; 10:30 am Holy

Eucharist Rite II. Childcare available at 10:30

FIRST BAPTIST CHURCH HIGHLANDS

828-526-4153 • www.fbchighlands.org

Dr. Mark Ford, Pastor • 220 Main Street, Highlands

Sun.: Worship 10:45 am; Sun.: Bible Study 9:30 am

Wed.: Men's Bible Study 8:30 am; Prayer Mtg 6:15 pm;

Choir 5p

FIRST PRESBYTERIAN CHURCH

Curtis Fussell & Emily Wilmarth, pastors

526-3175 • fpchighlands.org

Sun.: Worship 8:30a Adult Ed.: 9:30a.m.; Worship 11 a.m.

Mondays: Men's Prayer Group & Breakfast 8 a.m.

Wed.: Choir: 6p

GOLDMINE BAPTIST CHURCH

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HAMBURG BAPTIST CHURCH

• PLACES TO WORSHIP •

John 3:16

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Sunday: School 9:45a, Worship 11a & 7p, Bible Study 6p

Wed. Kidsquest 6p.; Worship 7p.

HIGHLANDS ASSEMBLY OF GOD

Randy Reed, Pastor 828-421-9172 • 165 S. Sixth Street

Sundays: Worship: 11

HIGHLANDS CENTRAL BAPTIST CHURCH

Pastor Dan Robinson

670 N. 4th Street (next to the Highlands Civic Center)

Sun.: Bible Study 10a; Morning Worship 10:45a., Evening

Worship, 6p. Wednesday: Prayer Service, 6:30 p.

HIGHLANDS UNITED METHODIST CHURCH

Pastor Randy Lucas 526-3376

Sun: School 9:45a.; Worship 9:09, 10:50.; Youth 5:30 p.

Wed: Supper: 5:15; youth, & adults activities: 6; Handbell

rehearsal, 6:15; Choir Rehearsal 7. (nursery provided); 7pm

Intercessory Prayer Ministry

HOLY FAMILY LUTHERAN CHURCH: ELCA

Chaplain Margaret Howell • 2152 Dillard Road • 526-9741

Sun: School and Adult discussion group 9:30 a.m.;

Worship/Communion: 10:30

HEALING SERVICE on the 5th Sunday of the month.

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Pastor Zane Talley

Sundays: School: 10 a.m.; Worship: 11, Choir: 6 p.m.

Wed: Bible Study and Youth Mtg.: 7 p.m.

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MOUNTAIN BIBLE CHURCH

743-2583 • Independent Bible Church

Sun: 10:30 a.m. at Big Ridge Baptist Church,

4224 Big Ridge Road (4.5 miles from NC 107)

Weds: Bible Study 6:30 p.m.; Youth Group 6 p.m.

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Mass: Sun: 11 a.m.; Sat. at 4p

SCALY MOUNTAIN BAPTIST CHURCH

Rev. Marty Kilby

Sundays: School - 10 a.m.; Worship - 11 a.m. & 7

Wednesdays: Prayer Mtg.: 7 p.m.

SCALY MOUNTAIN CHURCH OF GOD

290 Buck Knob Road; Pastor Donald G. Bates • 526-3212

Sun.: School: 10 a.m.; Worship: 10:45 a.m.; Worship: 6 p.m.

SHORTOFF BAPTIST CHURCH

Pastor Rev. Andy Cloer

Sundays: School: 10 a.m.; Worship: 11 a.m.

Wednesdays: Prayer & Bible Study: 6 p.m.

COMMUNITY BIBLE CHURCH OF SKY VALLEY

706.746.3144 • 696 Sky Valley Way #447, Pastor Gary Hewins

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Sun.; Tues: Community Supper 5:30 followed by Bible Study.

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Nursery available for Rite II services

Sept 6-Oct 25- Informal Evening Eucharist- 5:30 p.m.

Thursday: Noon Healing Service with Eucharist.

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Sunday Worship - 11 a.m.

WHITESIDE PRESBYTERIAN CHURCH

Rev. Sam Forrester/Cashiers

Sunday School: 10 am, Worship Service: 11 am

• POLICE & FIRE REPORTS •

Highlands Police entries from Sept. 4. Here are the names of persons arrested, issued a Class-3 misdemeanor or public officials have been used.

Sept. 4

• At 9 a.m., decorative items valued at about \$40 were reported taken from a storage container at Spartina on Main Street.

• At 11:45 a.m., officers received a call about a breaking & enterings and burglary at The Playhouse where about \$2,000 worth of electronic equipment, gift cards, cash, posters and other items were taken.

• At 2 p.m., officers received a call about a motor vehicle being broken into at the rear parking lot at 372 Oak Street where numerous tools with a total value of about \$500 were taken.

Sept. 5

• At 10:17 a.m., Dustin Hein, 33 was arrested for breaking & entering and possession of stolen goods. He was issued a \$15,000 secured bond. His trial date was Sept. 24.

Sept. 6

• At 3 p.m., Fibber McGee's Closet reported clothing items valued at \$500 taken from the outdoor collection bins.

Sept. 7

• At 4 p.m., Fressers Eatery reported items valued at \$80 taken from the business.

Sept. 11

• At 10:29 p.m., a 70-year-old female was found deceased in her home on Cherokee Drive.

Sept. 12

• At 4:45 p.m., officers responded to a 2-vehicle accident on NC 106 and Munger Road.

Sept. 14

• At 8:35 a.m., offices responded to a one-vehicle accident on US 64 west at Raoul Road.

The Highlands Fire & Rescue log from Sept. 13.

Sept. 13

• At 12:52 p.m., the dept. was first-responders to a residence on Memorial Park Drive.

• At 3:52 p.m., the dept. responded to a fire alarm at a residence on Satulah Road.

• At 9:56 p.m., the dept. was first-responders to a residence on NC 28 south.

Sept. 14

• At 1:21 p.m., the dept. provided public assistance to someone on US 64 west.

• At 5:44 p.m. the dept. was first-responders to a residence on Cheyenne Drive.

• At 4:57 p.m., the dept. provided mutual aid to the Scaly FD.

Sept. 15

• At 5:49 p.m., the dept. provided mutual aid to the Cashiers FD.

• At 10:10 p.m., the dept. responded to a fire alarm at a residence on Half Mile Drive.

Sept. 16

• At 7 p.m., the dept. responded to the call of a gas leak at a residence on US 64 west.

...INVESTING continued from page 15

in the mountains which is mind-bogglingly different from where you live. Highlands and Cashiers have some excellent General Contractors, but most of the "subs" (the electricians, tile guys, and framers) come here from "off the mountain." Building Materials are readily available (God Bless Reeves Hardware and Jennings), but many specialized materials come from elsewhere. If you're accustomed to renovating and building for \$200-\$250 per square foot in your town, get ready for sticker shock!

"I think we should make a low-ball Offer:" If you hear this from a Broker, please run and hide! If you say this to a Broker, please don't waste their time. It's long been said "the market drives the market", and it's true. The crash of 2008-2010 is long gone, and we have a robust real estate climate (not to mention our climate-climate). Demand is high. To define our market, ask

yourself this simple and profound question... "who wouldn't want to live here?" If you want some data, here goes. Properties that are fairly priced, well located, and kept up...are selling at a 93%-96% of asking price (depending upon price range), so I recommend losing the low-ball strategy.

If I can wax seriously for a minute we have 288 Licensed Brokers here on the Highlands-Cashiers Plateau. If you throw a rock in a restaurant you'll hit one. All of us are bound by the North Carolina Real Estate Commission's standards of excellence. We are governed by a strict code of ethics as defined by the Highlands-Cashiers MLS. Our language (written, spoken, and inferred) really counts, and we take it seriously. Go ahead, call one of the 288 "good guys," take heed to what they say, and have some fun as you seek an answer to the question "who wouldn't want to live here?"

...RENTALS continued from page 18

Use Committee and invited all parties to the table – private homeowners who rent out a house or two and companies like Highlands Vacation Rentals and Chamber Realty & Vacation Rentals – to discuss what and how much the town should and can do.

The Land Use Committee will send its report to the Planning Board and if land

use ordinances are drafted or amended, they will go to the Town Board that will discuss them and call a Public Hearing before anything is enacted.

"We have a lot of work to do," said the Mayor.

– Kim Lewicki

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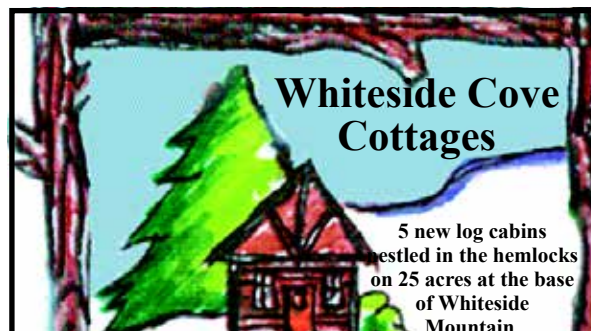
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WANTED PERSON TO SHARE HIGHLANDS HOME AND EXPENSES. Call Sonja. 828-487-0363. (st. 9/26)

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NEED SOMEONE TO STAY IN YOUR HOME? 20 year local resident looking for 2br/ba apt, condo, home for long term rental in Highlands/Cashiers or surrounding areas. Live alone, clean, non-smoker and no pets. I travel extensively for work so the home would

receive little wear and tear. References available. 828-506-9376. (st. 9/26)

SEEKING A YEAR-ROUND OR LONG TERM RENTAL Apartment/studio/house. 1 person, no pets, non-smoking, references available. 828-371-1155. (St. 8/29)

MASSAGE THERAPIST wanted for new holistic center in Franklin. Will train in Reiki. 239-822-2752. (st. 8/15)

HELP WANTED HIGHLANDS ACCOUNTING FIRM seeking trainable employee for book keeping assistance. Must be computer literate, don't necessarily have to have Quickbooks experience but that would be a plus. Somewhat flexible schedule but must be available to work from my office in downtown highlands. Pay based on experience. Send resume, availability and pay requirements to my email address. eswiftpayroll@gmail.com (st. 9/26)

SKYLINE LODGE & ALTITUDES RESTAURANT is has positions available with competitive pay: Front Desk, Maintenance, Landscaper, Servers, Busser, Dishwasher, Sous-Chef. Please forward resume to skylineodgegm@gmail.com and call 828-526-2121 for an interview. (st. 9/12)

ADMINISTRATIVE ASSISTANT FOR BUSY CONSTRUCTION OFFICE. Position will cover receptionist and secretarial duties as well as A/P and Contract Management. Must have good secretarial skills, phone skills and a working knowledge of accounting and construction. QuickBooks experience is helpful. Email cover letter with salary requirements, resume and references to Comptrol1er19@gmail.com. (st. 9/12)

MED TECHS, CNAS, AND RN NEEDED at Chestnut Hill. Call Cheryl at 828-526-8400. (10/3)

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COLONEL MUSTARD'S SPECIALTY FOODS IN HIGHLANDS looking for an awesome person with a passion for food and cooking. Part time position available, includes some holidays and weekends. If you are a quick learner, friendly and hardworking, you'll fit right in with our team. Please stop by the shop to fill out an application or email resume to col.mustardshighlands@yahoo.com. (st. 7/11)

DUTCHMANS CASUAL LIVING STORE Looking for full and part time sales associate to join our team. Must be able to work weekends and holidays. Please call Shannon or Gabbi at 828-526-8864. (st. 6/6)

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POTPOURRI BOUTIQUE STORES IN HIGHLANDS looking for full time and part time sales persons. Retail sales experience with women's clothing and accessories preferred, eyewear experience a plus. Must be able to work weekends and holidays, except Easter Sunday, Thanksgiving day

and Christmas day. Fun, lively, fast paced environment. Please stop by the store for application or email resume to potpourrihighlands@yahoo.com (st. 4/4)

SALES ASSOCIATE HIGH END RETAIL CLOTHING STORE IN HIGHLANDS AND CASHIERS, NC. Full time, part time and seasonal. Inquire to 828-200-0928. (st. 3/38)

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